



TOWN OF ROCKY HILL MEETING – ACTIONS TAKEN

NAME OF PUBLIC BOARD OR COMMISSION	Zoning Board of Appeals
DATE OF MEETING	June 16, 2015
PERSON PREPARING	Eileen Knapp, Recording Secretary

MEMBERS PRESENT

1. James Reilly, Chairman	2. Joe Coelho, Vice Chairman
3. Phil Benoit, Secretary	4. Greg Faulkner, Commissioner
5. Chris Incarvito, Commissioner	6. Also: Kimberley Ricci, Town Planner/ ZEO /Special Constable
7.	8.
9.	10.

MEMBERS ABSENT

1. William Tangney	2. Jason Bates
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1st ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Vice Chairman Coelho to continue the Public Hearing for Appeal 2015-2, SecureCare Options LLC c/o Jonathon M. Starble, Esq., appealing an order, requirement, or decision of a Zoning Enforcement Officer Under Section 8.7.3 of the Rocky Hill Zoning Regulations for Order dated May 29, 2013, for property located at 60 West Street in a R-20 Residential Zoning District, which Order is claimed, among other things, to have been void ab initio. Motion was seconded by Chairman Reilly. All were in favor, MOTION CARRIED UNANIMOUSLY.

2nd ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Vice Chairman Coelho to continue the Public Hearing for Appeal 2015-03, SecureCare Realty LLC c/o Jonathon M. Starble, Esq., appealing an order, requirement, or decision of a Zoning Enforcement Officer Under Section 8.7.3 of the Rocky Hill Zoning Regulations for Order dated May 29, 2013, for property located at 60 West Street in a R-20 Residential Zoning District, which Order is claimed, among other things, to have been void ab initio. Motion was seconded by Commissioner Benoit. All were in favor, MOTION CARRIED UNANIMOUSLY.

3rd ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Benoit to close public hearing and approve **Appeal 2015-5, Percon, Inc.** proposing to add on overhang at the doorway to the Old Main Street side of the Rocky Hill Congregational Church requiring at 6.6 foot front yard setback variance and an expansion of an legal non-conforming structure under Sections 3.5.1 and 7.1.7 of the Rocky Hill Zoning Regulations for property located at **805 Old Main Street** in a Commercial C-MX Zoning District, due to the stated hardship. Motion was seconded by Commissioner Incarvito. All were in favor, MOTION CARRIED UNANIMOUSLY.

4th ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Vice Chairman Coelho to close public hearing and approve **Appeal 2015-6, David C. Pickett**, proposing to demolish and enlarge, rebuild to a larger footprint, an existing legal non-conforming detached garage currently at and proposed to remain at 4.5 feet and 3.8 feet from side and rear property lines, under Sections 3.5.1 and 7.1.7 of the Rocky Hill Zoning Regulations for property located at **12 Washington Street**, in a R-20 Residential Zoning District due to the stated hardship. Motion was seconded by Commissioner Benoit. All were in favor, MOTION CARRIED UNANIMOUSLY.

5th ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Faulkner to close public hearing and approve **Appeal 2015-7, Daniel Sehl**, proposing to construct a 14' by 16' deck to be 9' feet from rear property line for a 16' rear yard variance under Section 3.5.1 of the Rocky Hill Zoning Regulations for property located at **43 Rachel Drive** in a R-20 Residential Zoning District due to the stated hardship. Motion was seconded by Commissioner Benoit. All were in favor, MOTION CARRIED UNANIMOUSLY.

6th ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Benoit to approve the minutes and actions from the May 19th meeting as presented. Motion was seconded by Commissioner Faulkner. All were in favor, MOTION CARRIED UNANIMOUSLY.

7th ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Incarvito to adjourn the meeting at 7:47 p.m. Motion seconded by Commissioner Faulkner. All were in favor, MOTION CARRIED UNANIMOUSLY.

**DRAFT MEETING MINUTES TO BE AVAILABLE WITHIN SEVEN CALENDAR DAYS FOR
REGULAR MEETINGS AND WITHIN SEVEN WORKDAYS FOR SPECIAL MEETINGS.**